

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, MAY 8, 2018  
1:30 P.M.**

**CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, MAY 8, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. ZONING DOCKET 034/18** – Request by City Council Motion No. M-18-8 for a text amendment to the Comprehensive Zoning Ordinance to consider the following amendment to Section 24.14.A, relative to “Billboard Permits”:

24.14(A) BILLBOARD PERMIT:

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1. Provided that the applicant meets the requirements for a Billboard Permit per section 24.14 A of these regulations, any person or the City may apply for a conversion permit, of an existing Non-Conforming Structure for an existing sign, as of the date of adoption of this Ordinance, for the purposes of erecting, constructing or converting an Animated, Electronic Display Screen or Electronic Message Sign in a zoning district wherein formerly prohibited. Additionally, prior to the approval of any sign permit, said applicant shall agree to the demise of (5) existing sign structures and shall submit an updated inventory list, including a site plan showing the location of the billboard with GPS coordinates, a photograph of the billboard, a description of the size and type of billboard, and all contact information for the owner of such billboard, along with all requirements of the billboard permit to the Director of the

Department of Safety and Permits. Permittee(s) shall continue to provide the annual updated inventory list as required pursuant to Section 24.14(E) of these regulations. **(NJ/NK) (Deferred from the April 10, 2018 City Planning Commission meeting)**

2. **ZONING DOCKET 047/18** – Request by City Council Motion No. M-17-617 for a conditional use to permit a Mardi Gras den in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 429, Lots 1 through 15 and 22, in the Fourth Municipal District, bounded by Jackson Avenue, South Prieur Street, Martin Luther King Jr. Boulevard, and South Roman Street. The municipal address is 3119 Jackson Avenue. (PD 2) **(Deferred from the April 10, 2018 City Planning Commission meeting)**
  
3. **SUBDIVISION DOCKET 013/18** – Request by Wright Homes, LLC to re-subdivide Lots 1 and 2 into proposed Lots 1A and 2A, on Square 687, Sixth Municipal District, bounded by South Claiborne Avenue, Robert Street, Cucull Street, and Soniat Street. The municipal addresses are 5024 S. Claiborne Avenue and 2841 Soniat Street. (PD 3) **(EH) (Deferred from the April 10, 2018 City Planning Commission meeting)**
  
4. **ZONING DOCKET 049/18** – Request by Bayou Acquisitions, LLC for a text amendment to the Comprehensive Zoning Ordinance to consider the following amendment to Article 24, Section 24.14.B.2:
  - Amend Article 24, Section 24.14.B.2(a) of the Comprehensive Zoning Ordinance to reduce the required distance of new billboards from residential zoning districts on the same side of the street from five-hundred (500) feet to two-hundred (200) feet.
  
  - Amend Article 24, Section 24.14.B.2(b) of the Comprehensive Zoning Ordinance to revise the prohibition on new billboards “[w]ithin any design review corridor identified in Article 18” of the Comprehensive Zoning Ordinance to “[w]ithin any design review corridor identified in Article 18 unless conditional approval be granted on a case by case application basis.”

**(NK) (Deferred from the April 24, 2018 City Planning Commission meeting)**

**B. NEW BUSINESS:**

5. **ZONING DOCKET 048/18** – Request by 2005 N Broad, LLC for a conditional use to permit a standard restaurant with live entertainment (secondary use) and extended hours of operation (between 12 pm and 4 am on Thursdays through Saturdays; between 12 pm and 2 am on Sundays through Wednesdays) in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design

Overlay District, on Square 1539, Lots 1 and 2, in the Third Municipal District, bounded by North Broad Street, Bruxelles Street, and Duels Street. The municipal address is 2005 North Broad Street. (PD 4) **(HD)**

6. **ZONING DOCKET 052/18** – Request by Bruce D. Martin for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a Magazine Street Use Restriction Overlay District, and a CPC Character Preservation Corridor Design Overlay District, on Square 203, Lot B or 16, in the Sixth Municipal District, bounded by Magazine Street, General Pershing Street, Napoleon Avenue, and Constance Street. The municipal addresses are 4304-4306 Magazine Street. (PD 3) **(AW)**
7. **ZONING DOCKET 053/18** – Request by Narinder Gupta Retirement, LLC for a planned development to permit a multi-family residential development in an HU-RD1 Historic Urban Two-Family Residential District, on Square 275, Lot 9B, in the Sixth Municipal District, bounded by Louisiana Avenue, Camp Street, Toledano Street, and Chestnut Street. The municipal address is 1205 Louisiana Avenue. (PD 2) **(LM)**
8. **ZONING DOCKET 054/18** – Request by 1335 Magazine, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District and a CPC Character Preservation Corridor Design Overlay District, on Square 141, Lot 5A, in the First Municipal District, bounded by Magazine Street, Melpomene Street, Thalia Street, and Constance Street. The municipal address is 1320 Magazine Street. (PD 2) **(JC)**
9. **ZONING DOCKET 055/18** – Request by Greater St. Stephen Ministries for a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue. The municipal addresses are 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street. (PD 2) **(RJ)**
10. **ZONING DOCKET 056/18** – Request by MBM Business Investments, LLC for a conditional use to permit a bar in an HU-MU Historic Urban Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 1353, Lot Q or X or P or 3, in the Third Municipal District, bounded by Bayou Road, North Broad Street, North Dorgenois Street, and Columbus Street. The municipal address is 2513 Bayou Road. (PD 4) **(KB)**
11. **ZONING DOCKET 057/18** – Request by Major Consumers, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1718, Lots 6A, 6B,

6C, and 6D or Lot 6 in the Third Municipal District, bounded by Florida Avenue, Annette Street, Saint Anthony Avenue, and Industry Street. The municipal address is 1952 Florida Avenue. (PD 7) (NK)

12. **ZONING DOCKET 058/18** – Request by 3800 Howard Investors, LLC for a planned development to permit a multi-use entertainment complex including indoor/outdoor amusement and restaurant components and ancillary uses, in an MU-2 High Intensity Mixed-Use District, on Square 590, portions of Squares 571, 572, and 589, and portions of closed Palmetto and Dorgenois Streets, all of which are bounded by South Broad Street, the Pontchartrain Expressway, Howard Avenue, Euphrosine Street, and the Union Passenger Terminal right-of-way. The municipal address is 3800 Howard Avenue. (PD 4) (SL)
13. **ZONING DOCKET 059/18** – Request by 5243 Canal, LLC for an amendment to or the rescission of Ordinance 26,941 MCS (Zoning Docket 027/16, which granted a conditional use to permit a commercial development over 5,000 square feet in floor area) to permit a different commercial development over 5,000 square feet in floor area in an S-LB2 Suburban Lake Area Neighborhood Business District and an GC Greenway Corridor Design Overlay District, on Square 240, Lot 12A, in the Second Municipal District, bounded by Canal Boulevard, Rosedale Drive, Conti Street and Weiblen Place. The municipal addresses are 5243-5245 Canal Boulevard and 5206 Conti Street. (PD 5) (EH)
14. **PROPERTY ACQUISITION 002/18:** Consideration of the acquisition of immovable property by the City from Artspace Bell School, LP & Bell School Landowner, LLC, consisting of the 2100 block of St. Philip Street right-of-way, bounded by N. Galvez Street N. Johnson Street, Square 266, and Square 265, in the 2<sup>nd</sup> Municipal District. (PD 4)
15. **PROPERTY DISPOSITION 003/18:** Consideration of the disposition of immovable property by the City consisting of: (1) the former Thayer Avenue public right-of-way (unconstructed) bounded by Thayer Avenue Extension, Mardi Gras Boulevard, Lot T1, and a parcel with property description Pt. Sq. SP-6, Algiers Industrial Park, Parcel 3; and (2) an unnamed parcel between Parcel T1 and the Crescent City Connection downramp. Both properties are located in the Fifth Municipal District. (PD 12)

## **OTHER MATTERS:**

- A. Adoption of the minutes of the April 24, 2018 meeting.
- C. Committee Reports.
- D. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk